

Chattahoochee Chatter

OFFICERS AND BOARD OF DIRECTORS:

Chairman , Joe Gavalis	678.427.8761
Vice Chairman , Russell Keener	770.953.4510
Secretary , Janie Kissling	404.483.2838
Treasurer , Doug Krueger	770.690.0045
Beautification & Maintenance	
Lynn Thompson	404.625.9326
Trish Chapman	770.337.7576
Zoning	
Risa Bayliss	678.653.7558
Jim Stewart	770.953.1028
Website , Lisa Krueger	770.690.0045
Neighborhood Watch	
Ben Murray	770.955.0580
Security & Traffic	
Nancy McDaniel	770.952.0250
Block Captains , Judy Winchell	770.951.8801
Communication , Heather Rees	770.397.0321
Finance Committee	
Jerry Thompson	770.595.9700

CHAIRMAN'S REPORT

By Chairman Joe Gavalis

I personally want to thank all of you neighbors in our CPCA community for your handling of the *Major Inconveniences* we were all dealt concerning the COVID restrictions and the storms that went through our neighborhood.

Concerning the COVID matter, I hope all are healthy and have adapted to the safeguards to protect us and others during this pandemic. A big thanks to our first responders, health care workers and all who worked each day to try to keep us supplied with the necessities that we must have.

The storms that affected our area were quite disruptive. These storms caused the closure of several of our roads, having had large trees fall across them. There were major power outages lasting for several days in some cases with trees having fallen on the power lines. Flooding took place on Columns Drive. We all experienced

inconveniences. Thanks to the Power and Road crews and our police and fire personnel who worked through such adverse conditions to restore power and keep our roads safe.

The off-duty Cobb County Police Officers that we hire for extra patrols in our neighborhoods have made several arrests of law-breakers from outside our community. By using their investigative skills and with assistance from the security cameras the neighborhood has installed, they have been able to make these arrests.

If someone or something looks suspicious to you, call 911 and advise them of the activity in your area and ask that they have the police check it out. Let the police come and address the situation.

Some points to remember:

- Never let anyone in your home who is selling door to door. Speak through the door but do not let them in.
- As the old but true saying goes, "If a deal sounds too good to be true, it probably is." It will most likely cause you to spend money uselessly and might expose you to a dangerous situation.
- Lock your car doors, home doors and set your alarm when you leave even if it is only for a short time. Several of the burglaries in our neighborhoods were at homes with alarms that the owner did not set because they were only going to be gone for a little while.

Wishing you all a safe and healthy Holiday Season and New Year!

Joe Gavalis
Chairman, CPCA
678-427-8761 (cell)

LIMITED BY COVID

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The CPCA usually has an event each fall for all the leaders of the smaller neighborhoods in our boundaries to discuss common issues and goals. But of course, the event was not held this year, due to COVID. The brunch held for realtors also was canceled. This brunch promotes the neighborhood to the realtors and encourages them to educate new homeowners about the many benefits of the CPCA.

In addition, our annual homeowners' meeting normally held in late October also could not be held.

This newsletter hopefully will answer some questions you may have about the CPCA and the year's activities. The board has still been working on your behalf.

BOUNDARIES OF CPCA

The association is comprised of 14 smaller neighborhoods and are generally as follows:

- Johnson Ferry Rd. north from the Chattahoochee River to Powers Rd.
- Powers Rd. west from Johnson Ferry Rd. to Woodlawn Dr.
- Columns Dr. west from Johnson Ferry to Sope Creek
- Paper Mill Rd. west from Johnson Ferry to Sope Creek
- Woodlawn Dr. north from Paper Mill to Powers Rd.

Communities included are along the west side of Johnson Ferry, the south side of Powers and both sides of Paper Mill, Woodlawn and Columns. This area has approximately 1200 households. When the CPCA addresses issues like zoning variances or concerns about roads to county or state officials, we get their attention because of our numbers. Your CPCA has maintained the use of off-duty Cobb Police to patrol our community randomly to show police presence and to help deter crime and address public safety issues. CPCA is a conduit for important notifications of criminal activity in our neighborhoods through our email and calling post

contacts. Your dues pay for 60 hours monthly of police patrol in our neighborhoods. If you have paid your dues for 2020, thank you.

HISTORY OF OUR NEIGHBORHOOD

Here are some of the historical facts about the community:

*In the 1930's, Hugh Spalding amassed 1000 acres of small farms around the north side of the Chattahoochee, east of Sope Creek, here in Cobb County into a huge farm (plantation). He grew beans and vegetables and cattle on the farm. Vegetables were sold from trucks on what is now Columns Drive but was called Bean Farm Road. The farm was adjacent to the farm of John Sibley. In those days, the area was considered the sticks by Atlantans, since it was "far away." In fact, Atlantans came out to the area for vacations.

*The center of the farm was the area now called McFarlane Park. Spalding had the house built for his farm manager, Floyd Spruill, in 1941. It was designed by a noted architect.

* In 1954, the land was bought by the Corkin brothers from Boston. They developed Sherwood Lane and built two houses on Sherwood.

* The land was sold after the brothers had some difficulty completing their project to Fred Brown and Phoenix Investment in 1956. They gave the area the name Chattahoochee Plantation Estates. The lots were huge, and the name indicated that they were large. I would suspect the builder felt that Chattahoochee Plantation Estates sounded more sophisticated than Chattahoochee Bean Farm.

*In 1959, Clyde King and Bill Ward bought the property and began to build the Chattahoochee Plantation Club. Paper Mill was paved and water was brought in during 1959.

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* The first house was built in Chattahoochee Plantation Estates in 1960.

* In April, 1961, Georgia House bill 631 incorporated the City of Chattahoochee Plantation, GA. complete with a Mayor and a five man Council. Richard Simms became the first Mayor. The five City Council members were Herman Warren, Bill McFarlane, Clyde King, Jr., Fred N. Brown, and William A. Ward.

* By 1964, there were 44 houses in Chattahoochee Plantation.

* Residents formed the Chattahoochee Plantation Community Association in 1964.

* The rest of the land and 280 acres bought from John Sibley were purchased by Atlanta Country Club, in 1964, which built the golf course and developed the area. Fred N. Brown and Associates bought the remaining land in 1971 and named it the Columns.

* The City of Chattahoochee Plantation was added onto in 1968-House Bill No. 1610, through a bill presented by Cobb Representative Hugh Lee McDonald. An area of land from Fulton County to Cherokee along the Chattahoochee River comprised this new addition. This new area was 10 feet wide and was added to stop Atlanta from annexing the City of Chattahoochee Plantation.

*Atlanta Mayor Ivan Allen had been annexing land north of Atlanta, including Wards 7, 8, and 9 to add to his tax base. He was Mayor from 1962-1970. The new section of Chattahoochee Plantation was added in an effort to "Stop Atlanta".

*In 1970, the Chattahoochee Plantation Garden Club was formed. Lettie Nixon was the first President. The ladies planted flowers in the neighborhood, created a stone entryway at the

intersection of Paper Mill and Johnson Ferry that said "Chattahoochee Plantation". They worked with the neighborhood association and had craft sales to make money for charity.

* In 1994, the City of Chattahoochee Plantation lost its status of incorporation through a bill created by then Governor Zell Miller. It was then to be governed by Cobb County.

POSSIBLE DEVELOPMENT

By Risa Bayliss

Over the last two years the Chattahoochee Plantation Association Board Members have been meeting with Columns Gate Association representatives, members of the Cobb County Planning Commission, Commissioner Bob Ott, Attorney Garvis Sams, and various homeowners that live in the Columns Gate subdivision regarding the potential development of 4650 Paper Mill Road. This parcel of land is over 3 acres and is currently for sale as six separate lots/units at \$425,000.00 each.

The original variance from 2018 requested 7 homes to be built and a retention pond to be constructed that was practically sitting on top of the residents of Columns Gate. With a lot of homework, both representatives of both Associations initiated emails to the Cobb County Commissioners, initiated diligent perseverance, appeared at the Board of Commissioners Meetings, reported on impervious surface calculations, and reviewed set back requirements.

The owner of the land decided to sell the land as six lots instead of seven.

This is one of the many important functions of your CPCA - working with other associations and neighbors who live in the CPCA area helping in preserving our beautiful community and doing our best to ensure it remains that WAY.

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MAINTENANCE AND BEAUTIFICATION

The maintenance and beautification of the 13 islands and entrances is maintained by the CPCA. This includes seasonal plantings, pine straw refresh, irrigation, lighting and normal weekly maintenance.

The CPCA also provides Holiday wreaths at our entrances and flags for our national holidays. Your support to the CPCA will enable us to maintain and manage the appearance of our community. Many thanks to Steve Edison for ensuring that our holiday wreaths are placed on the entryway walls each December and storing them the rest of the year.



The fall plantings at Atlanta Country Club entry with Veterans' Day flags.

Submitted by: Lynn Thompson and Trish Chapman

CHRISTMAS MEALS FOR PRECINCT 4

We are proud of our community engagement. Since 2008, one of the ways we give back is to provide a lovely meal to the officers working at Precinct 4 on Christmas Eve. It is a small token of our appreciation for their selfless commitment to keeping us safe each day. While they cannot be with their families on Christmas Eve they can be treated to a special home cooked meal - and they have loved it for 12 years and we hope for many more!

Neighbors bring their chosen items hot and ready to serve in disposable containers with disposable serving pieces to the Precinct at noon on Christmas Eve. Heather Rees has been there every Christmas Eve since she started it in 2008 to set up the conference room and greet all neighbors dropping off their goodies. She, along with the

Precinct 4 officers, are so grateful to each neighbor in CPCA for their generosity and time to help make this day special.

If you would like to make sure you are on the email list to get this signup each year, please email. heatherrees27@gmail.com,

CALLING POST CALLS

The association occasionally places group calls to announce important events or to alert the neighborhood of danger, like closed roads, or security situations. If you would like to be on the list and did not receive a call about this newsletter, please contact Janie Kissling at Janie.kissling@gmail.com.

INCLEMENT WEATHER INFORMATION

We are updating our information for neighborhood assistance during inclement weather. If you have: chainsaws, 4 wheel drive, towing capability, etc. please email heatherrees27@gmail.com. A list will be maintained in case a neighbor reaches out for one of these needs or capabilities. In addition, please meet your surrounding neighbors. If you have an elderly neighbor or someone with limited abilities, please make sure you have both land and cell number in case of bad weather. When the power was out for days it was nice that some neighbors were able to take battery powered lanterns and hot coffee each morning to neighbors who were unable to get out.

BLOCK CAPTAINS

I want to thank the 92 Block Captains for keeping their neighbors informed on neighborhood happenings. Please continue to send me information on those neighbors who are moving out or into our neighborhood. Let me know if you can no longer fulfill the

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responsibilities of a Block Captain. You have an important job and we want it well done.

Thank you!

Judy Winchell
770-951-8801
judy2352@bellsouth.net

Block Captains are so important to help us keep our database updated and to help us welcome new neighbors. Please consider volunteering to reach out to your street or a block of 12 or so houses on your street. Thanks.

MCFARLANE NATURE PARK 2020

By Karin Guzy

Amazing how quickly this year has passed as we all adjusted to new realities. One of the adjustments that many people chose to make was scheduling visits to the Park.

Every day at the Park has been full of activity. A yoga group, unable to meet in their studio, moved to the back pasture for Saturday morning sessions. Book clubs and garden clubbers took their gatherings outdoor for distanced meetings in the fresh air. Scouts, unable to meet at closed churches, scheduled their meetings at McFarlane – sometimes three troops at a time, distanced to different venues around the Park.

In November, we transplanted 58 native azaleas from neighbor Jan Spring's garden with the help of 40 volunteers and BSA troop 797. Jan's home on Cherry Hill has been sold and the plants needed to be rescued – again! She had rescued them over the past 42 years from construction sites. The Master Gardeners will

also rescue spring ephemerals from her property in Spring.

The mature azaleas were pruned back from 12 and 15 feet, so the buds that form in fall had to be lost. Spring of 2022 will show them in their returning glory. In the meantime, during the coming spring, we can enjoy the over 50 native azaleas that are already established in the display gardens and woodland.

Master Gardener projects were put on hold early in the year, but the McFarlane crew snuck back into the Park, one and two at a time, to keep up with the ever-growing display gardens. They have since returned and find distancing no problem with such a large area in which to work.

For those neighbors who have supported the Park for many years, we are grateful. Even at this time when there are so many worthy causes to support, the Park has not been overlooked. The donation tower has gathered support from those who frequent the Park.

The books in the Little Free Library continue to churn as many of us find time to read. Neighbor Jane Gray has made it her job to keep the books tidy as she and Mike pursue their daily walks. Take one – Leave one. Neighbors who may wish to be further involved in the Park should call Karin Guzy, 678-860-4445, to explore the couple of volunteer opportunities that are pending. Neither is difficult. One is clerical and the other involves servicing the tree labels. Join us at <https://www.facebook.com/McFarlanePark/>

CPCA SECRETARY

Janie Kissling has served on the board since 1998. She has been our secretary, but she and her husband have just moved out of the

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neighborhood, so she can no longer serve as Secretary. Please contact Janie if you are willing to serve in some part of the Secretary role, either as Newsletter Chair or Scribe for the meetings. We have a volunteer for the Directory part of the job.

Janie.kissling@gmail.com

REMEMBER!

Since 2002, the CPCA has been displaying a wreath at the Johnson Ferry Road entry to Cobb County next to the "Welcome to Cobb County" sign next to the giant American flag. The wreath is red, white, and blue flowers and has a ribbon that says "Remember." It is to commemorate 9/11 and to honor Americans who lost their lives there. Carither's Florist partners with us to store the wreath and erect it for us each year. This is just one of the ways the CPCA reaches out.

CPCA BENEFITS OTHERS DURING COVID

Many CPCA members donated food items to MUST Ministries to benefit the less fortunate during the beginning of COVID.

CPWC APPRECIATES

The Chattahoochee Plantation Women's Club (CPWC), under the leadership of Co-Presidents Jean Ann McCarthy and Chris Cashman, have chosen "Appreciate" as their theme this year. They encourage members to "appreciate" community and connections. They "appreciate" the adaptability of the women's club to fluid changes that are made with distancing and safety during these times of COVID. The meetings have been held in large spaces with members wearing masks or outside at McFarlane Park. The charity for the year is Great Prospects, which aids an adult disabilities and support facility. The charity gala benefit was canceled and the decision was made by the women's club board to support the charity again next year. Collections of games and cards and other activities have been ongoing at each meeting. The

women's club is a part of the community. Dues are separate from homeowners' dues and are \$50.00 per year. There are 14 different interest groups you can join, like bridge, book club, yoga, hiking, garden, Bible studies, First Friday, and others. To join, contact Patty Pace, Membership Chairman, ppace86@yahoo.com.

THE WAYS CPCA BENEFITS THE COMMUNITY

The Chattahoochee Plantation Community Association board provides you with:

***Security** – 60 extra monthly hours from off duty police officers, beyond regular routes, throughout the whole neighborhood.

***Legal** -: funding to fight zoning issues to keep the area's beauty and integrity.

***Calling Post** - calls to each neighbor for whom we have a phone number about security issues, coyote problems, traffic emergencies, variance and zoning issues, emergencies, etc., meetings and deadlines.

***Meetings** – (obviously not during COVID) sponsored by CPCA at the Atlanta Country Club with guest appearances from county commissioners, state representatives, officials, realtors, and other leaders and community workers to update you on issues of interest to our community.

***Traffic and Road Improvement Liaison**

***Variance** – lets neighbors know about variance requests that affect the area and attends the Commission meetings on your behalf.

***Newsletters** – to inform you of news and announcements pertaining to the CPCA.

***Directory** – free to every resident in the past, listing those living in our area. New directory in the works for next year.

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***Maintenance** – maintains certain areas through mowing, blowing, clean-up.

***Special Projects** – includes purchasing the flag which flies at the entryway to Cobb County on Johnson Ferry Road and placing the wreath of Remembrance on 9/11, collecting canned good and other items for holiday charitable drives, and providing a meal on Christmas Eve for the local fire and police personnel. The CPCA also provides security for Halloween Trick or Treaters.

***Emails** –Emails about the neighborhood watch program and security tips and updates to those for whom emails are provided.

***Zone and Block Captains Program** – area is divided up into zones and smaller blocks to help disseminate information about emergencies, burglaries, neighborhood information, etc.

***Support of McFarlane Park** – a green space located in our area – also on the planning boards for another green space (the Felton property on Johnson Ferry Road), the Sope Creek Bridge, and the Johnson Ferry Road commissions.

Website—Check us out: www.cpcaeastcobb.org

The CPCA is your advocate, your representative, your worker in many county zoning, variance, legal, and security-related issues. The CPCA board works tirelessly on your behalf.

Participation in the budget of the CPCA is voluntary but is a very important way to keep your property values and your security, in addition to becoming informed about local and area issues. The CPCA needs funds to cover the costs of the many services it provides. The CPCA board is comprised of your volunteer neighbors. The CPCA is your advocate!

Please consider participating in the CPCA as an annual dues payer, a volunteer, an officer, and an interested neighbor.

CPCA FINANCIAL STATEMENT	
November 30, 2020	
	2020 (YtD)
INCOME	
Effective Income	52,391.45
EXPENDITURES	
Directory	-
Landscaping	11,817.00
Chatter & Other Printing & Postage	206.70
Dues Printing & Postage	1,649.89
Repairs	-
Utilities	-
Water	938.72
Electricity	613.94
Miscellaneous	163.90
Security	32,887.97
Insurance	932.00
Legal	-
Total Expenditures	49,210.12
Surplus for the Year	3,181.33
Paid Memberships (2020-YtD)	410
Paid Memberships (2019)	436

DUES

CPCA tries to be there when residents have issues or problems with our community. Do not wait until you have a problem. Pay your dues now so CPCA can continue to be available when you may need it. Only 410 residents have paid their dues this year. Our online link is available for payments. [Click here to pay online](#) or, send dues to:

CPCA
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Marietta, Ga. 30007-0371